BILL GARRETT, Davidson County,
Trans: T20090045632 DEEDWARR
Recvd: 07/07/09 15:10 6 pgs
Fees: 33.00 Taxes: 229.40
20090707-0063551

Name and Address of New Owner:

Dariel Blackledge-White
Dwight Blackledge
2204 Courtney Avenue
Nashville TN 37218

Send Tax Bills To:

Same

Prepared by:

Southeast Title
907 Rivergate Parkway S-B-1
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $62,000.00

Affiant
Subscribed and sworn to before me on 06/19/09.

Notary Public

My Commission Expires:_____

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

MY COMMISSION EXPIRES
March 14, 2010

Map & Parcel No.
69-120-79

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Thomas Mann Jr. Individual and Thomas Mann Jr as Administrator of The Estate of Thomas Mann Sr. and Erica Mann, Brandon Mann, Sophina Pirtle, Carlos Pirtle, Andre Williams, and Laquetia Talley, all heirs of Floyd Jack Mann, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Dariel Blackledge-White Unmarried and Dwight Blackledge Married, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Being Lot No. 8 on the Plan of Orchard Hill, as of record in Book 2663, page 98, Register's Office for Davidson County, Tennessee.

Said Lot fronts 68 feet on the easterly side of Courtney Avenue and runs back 243.6 feet on the north line and 271.3 feet on the south line, to a dead line in the rear on which it measures 112.7 feet.

Being the same property conveyed to Thomas J. Mann and wife Vera Mann by deed from Thomas M Brown and wife, Mollie P. Brown dated 10/3/1975 filed of record in Book 4959, page 917, said Register's Office.

Further being the same property conveyed to Wendell Dawson by deed from Thomas Mann, Jr. for Thomas Mann Sr. dated 8/25/08 and filed of record in Instrument Number 20080915-0094148, said Register's Office.

Further being the same property conveyed to Thomas Mann Jr. administrator for Thomas Mann Sr. by deed from Wendell Dawson dated 11/18/08 and filed of record in Instrument Number ~~2008118~~ 20081118-0113834, said Register's Office.

Further being the same property conveyed to Thomas Mann Jr. administrator for Thomas Mann Sr. by deed from Wendell Dawson dated 11/18/08 and filed of record in Instrument Number 2008118-0113834, said Register's Office.

Agreed order of Dismissal & Voiding Deed AB Initio to void Deed of record in Instrument Number 20080915-0094148, filed in Docket Number 08-2501-III which takes property back to initial vesting in Thomas J. Mann and wife, Vera Mann.

The said Vera Mann having since died on 11/19/93 leaving said property to Thomas H. Mann as her sole surviving spouse.

The said Thomas J. Mann having since died on 7/29/08 leaving no will of record and pursuant to Docket Number 08P-1245 property went to the heirs of Thomas J Mann. Those heirs being named as follows Thomas Mann Jr. and Floyd Jack Mann.

The said Floyd Jack Mann having since died on 1/23/06 as an unmarried man and having 6 children. The following children names being Laquetia Talley, Sophina Pirtle, Carlos Pirtle, Andre Williams, Erica Mann and Brandon Mann.

Pursuant to Probate Docket number 08P-1245 said property is now owned by Thomas J. Mann Jr. and the children of Floyd Jack Mann being Laquetia Talley, Sophina Pirtle, Carlos Pirtle, Andre Williams, Erica Mann and Brandon Mann.

This is improved property commonly known as: 2204 Courtney Avenue, Nashville, Tennessee 37218.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 2204 Courtney Avenue, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 06/19/09.

Thomas Mann Jr. as Admin. of Estate of Thomas J. Mann
Thomas Mann Jr. as Administrator of The Estate of Thomas J. Mann

Thomas Mann, Jr. Individual
Thomas Mann Jr Individual

Laquetia Talley by Attorney in Fact Thomas Mann, Jr.
Laquetia Talley

Sophina Pirtle by Attorney in Fact Thomas Mann, Jr.
Sophina Pirtle

Carlos Pirtle by Attorney in Fact Thomas Mann, Jr.
Carlos Pirtle

Andre Williams by Attorney in Fact Thomas Mann, Jr.
Andre Williams

Erica Mann by Attorney in Fact Thomas Mann, Jr.
Erica Mann

Brandon Mann by Attorney in Fact Thomas Mann, Jr.
Brandon Mann

Individual Notary
STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, **Thomas Mann Jr, Individual**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Austin Travis Co., Texas, this the 17th day of June, 2009.

Notary Public

My Commission Expires: April 1st 2013

NOTARY PUBLIC STATE OF TEXAS
BEVERLY PIERCE
My Commission Expires
April 1, 2013

Administrator Notary

State of Texas
County of Travis

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thomas Mann Jr. as Administrator of the Estate of Thomas J. Mann to me known to be the person(s) described in and who executed the foregoing instrument, and who upon oath acknowledged that they, as authorized Administrator of the Estate of Thomas J. Mann executed the forgoing instrument for the purpose therein contained.

Witness my hand and official seal at Austin Travis Co., Texas this 17th day of June, 2009.

My Commission Expires: April 1st 2013 Notary Public

BEVERLY PIERCE
My Commission Expires
April 1, 2013

POA Acknowledgements
STATE OF Texas
COUNTY OF Travis

Before me, a Notary Public in and for said County and State, personally appeared Thomas Mann Jr., individual(s) who executed the foregoing instrument on behalf of Erica Mann as his/her true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Erica Mann.

Witness my hand and official seal this 17th day of June, 2009.

My Commission Expires: April 1st 2013 Notary Public

BEVERLY PIERCE
My Commission Expires
April 1, 2013

POA Acknowledgements
STATE OF Texas
COUNTY OF Travis

Before me, a Notary Public in and for said County and State, personally appeared Thomas Mann Jr., individual(s) who executed the foregoing instrument on behalf of Brandon Mann as his/her true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Brandon Mann.

Witness my hand and official seal this 17th day of June, 2009.

My Commission Expires: April 1st 2013 Notary Public

BEVERLY PIERCE
My Commission Expires
April 1, 2013

POA Acknowledgements
STATE OF Texas
COUNTY OF Travis

Before me, a Notary Public in and for said County and State, personally appeared Thomas Mann Jr., individual(s) who executed the foregoing instrument on behalf of Sophina Pirtle as his/her true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Sophina Pirtle.

Witness my hand and official seal this 17th day of June, 2009.

My Commission Expires: April 1st 2013 Notary Public

BEVERLY PIERCE
My Commission Expires
April 1, 2013

POA Acknowledgements
STATE OF Texas
COUNTY OF Travis

Before me, a Notary Public in and for said County and State, personally appeared Thomas Mann Jr., individual(s) who executed the foregoing instrument on behalf of Carlos Pirtle as his/her true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Carlos Pirtle.

Witness my hand and official seal this 17th day of June, 2009.

My Commission Expires: April 1st 2013 Notary Public

BEVERLY PIERCE
My Commission Expires
April 1, 2013

POA Acknowledgements
STATE OF Texas
COUNTY OF Travis

Before me, a Notary Public in and for said County and State, personally appeared Thomas Mann Jr., individual(s) who executed the foregoing instrument on behalf of Andre Williams as his/her true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Andre Williams.

Witness my hand and official seal this 17th day of June, 2009.

My Commission Expires: April 1st 2013 Notary Public

BEVERLY PIERCE
My Commission Expires
April 1, 2013

POA Acknowledgements
STATE OF Texas
COUNTY OF Travis

Before me, a Notary Public in and for said County and State, personally appeared Thomas Mann Jr., individual(s) who executed the foregoing instrument on behalf of Laquetia Talley as his/her true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Laquetia Talley.

Witness my hand and official seal this 17th day of June, 2009.

My Commission Expires: April 1st 2013 Notary Public

BEVERLY PIERCE
My Commission Expires
April 1, 2013

Carlos Pirtle's interest was executed pursuant to Power of Attorney filed of record in Instrument Number 20090707-0063545.

Andre Williams interest was executed pursuant to Power of Attorney filed of record in Instrument Number 20090707-0063546.

Laquetia Talley's interest was executed pursuant to Power of Attorney filed of record in Instrument Number 20090707-0063547.

Erica Mann's interest was executed pursuant to Power of Attorney filed of record in Instrument Number 20090707-0063548.

Brandon Mann's interest was executed pursuant to Power of Attorney filed of record in Instrument Number 20090707-0063549.

Sophina Pirtle's interest was executed pursuant to Power of Attorney filed of record in Instrument Number 20090707-0063550.